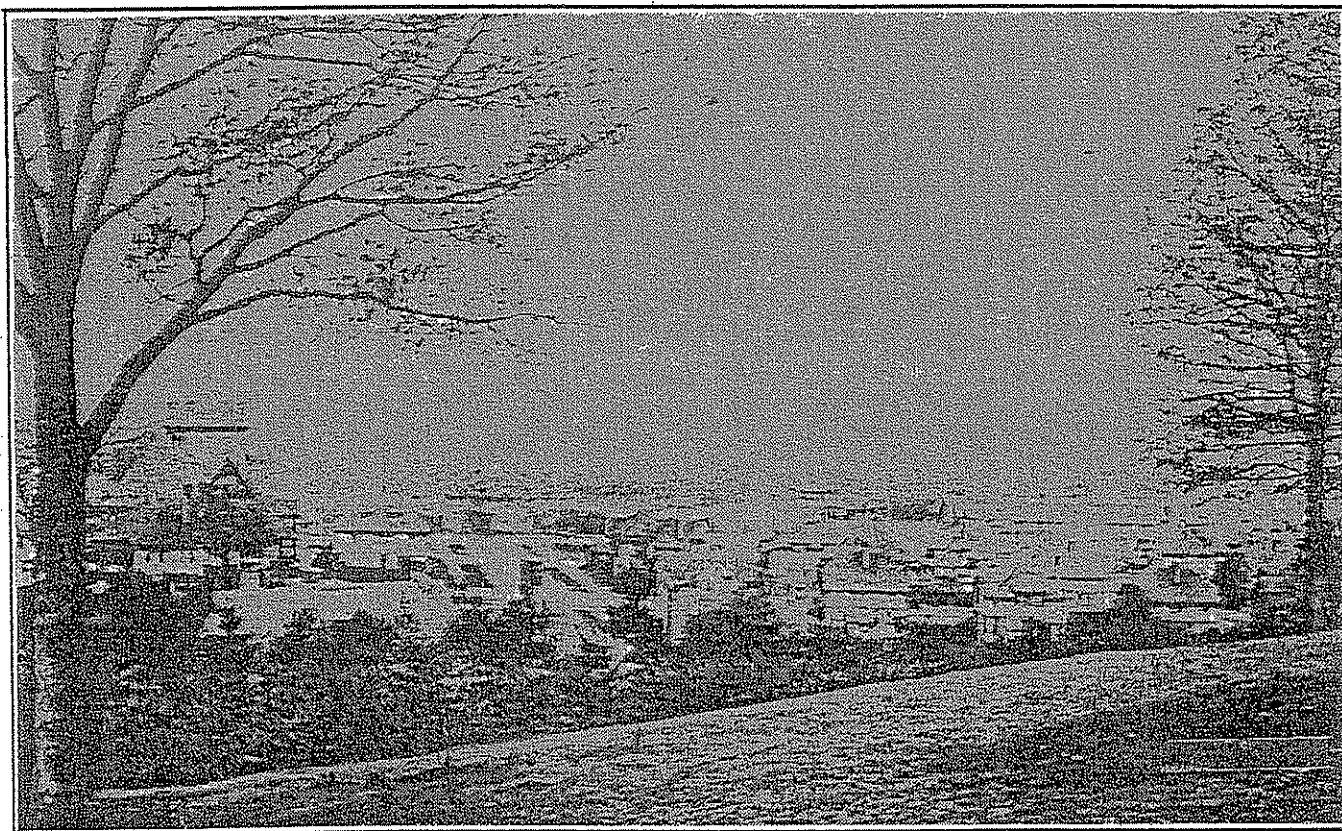


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# BILTMORE VILLAGE HISTORIC DISTRICT DESIGN GUIDELINES

## BOOK 3 DESIGN GUIDELINES FOR NEW CONSTRUCTION AND ADDITIONS



Historic Resources Commission  
Asheville, North Carolina

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# BILTMORE VILLAGE HISTORIC DISTRICT DESIGN GUIDELINES

## BOOK 3 DESIGN GUIDELINES FOR NEW CONSTRUCTION AND ADDITIONS

Historic Resources Commission  
Asheville, North Carolina

October 1, 1988

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## CREDITS

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The development of these guidelines has been a project of the Historic Resources Commission of Asheville and Buncombe County, Doug Swaim, Director.

### Steering Committee:

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### Support for Publication of the Guidelines:

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Mudpies  
New Morning Gallery  
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Dr. William A. Mynatt

### Other Support:

Funding for the development of the guidelines was provided by the Asheville City Council and by the NC Division of Archives and History, through a grant from the National Park Service, U. S. Department of the Interior.

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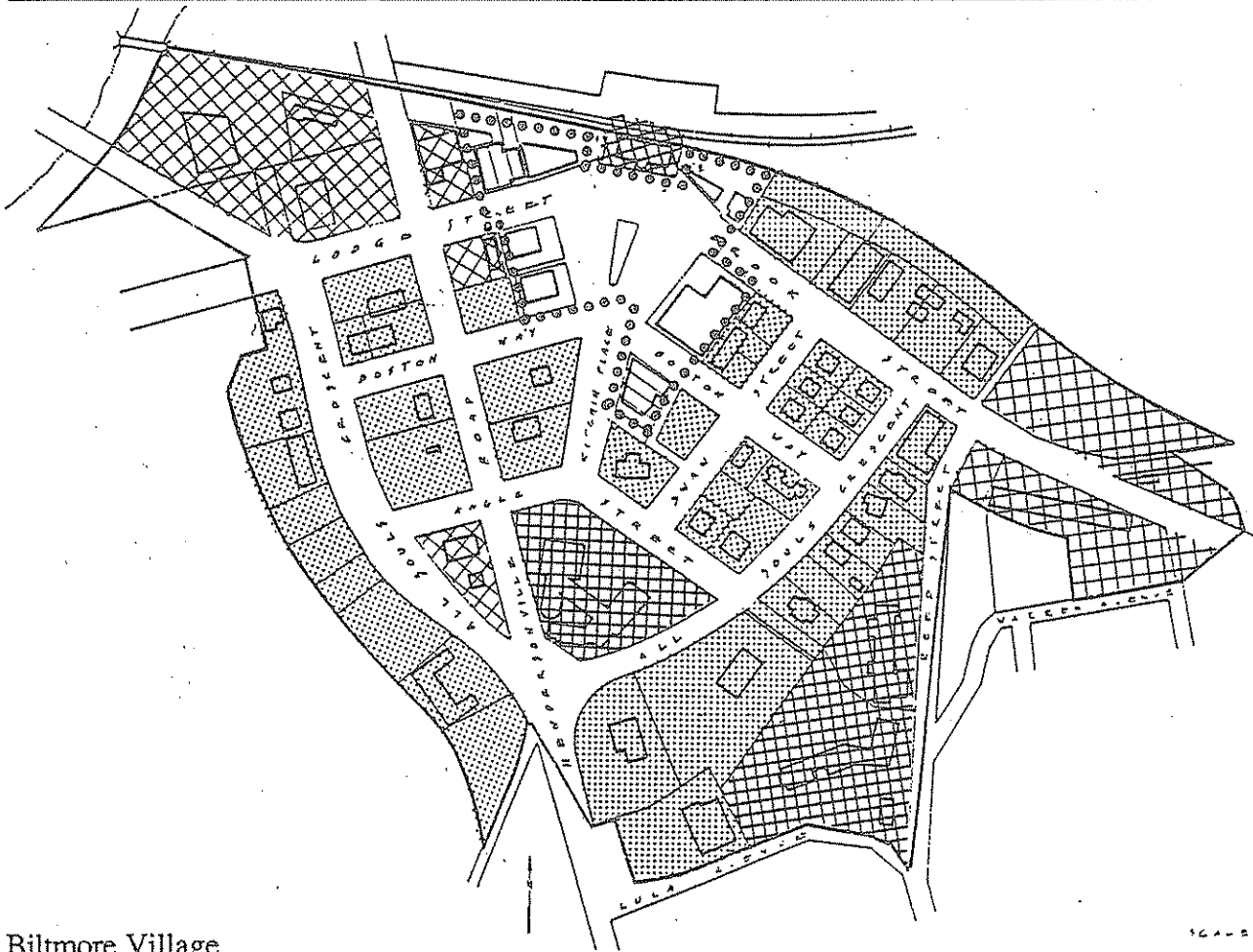
### Illustrations:

Special appreciation is expressed to the Biltmore Estate for assistance in researching historic photographs and architectural drawings. Historic drawings published in these books are by Richard Sharp Smith, except where noted, courtesy of the Historic Resources Commission. Historic post cards are courtesy of Robert Griffin, Architect.

### Map Orientation:

It is normal convention to orient all maps with North placed at the top of the page. However, several early maps of Biltmore Village were drawn in the opposite orientation. To preserve original wording on these maps, they are presented in their original configuration.

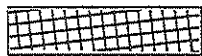
# THE SUB-AREAS OF BILTMORE VILLAGE



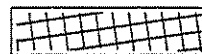
Biltmore Village

SCALE 1" = 100'

INSTITUTIONAL AREAS



MIXED USE AREAS



COMMERCIAL AREAS



COTTAGE AREAS



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## PREFACE

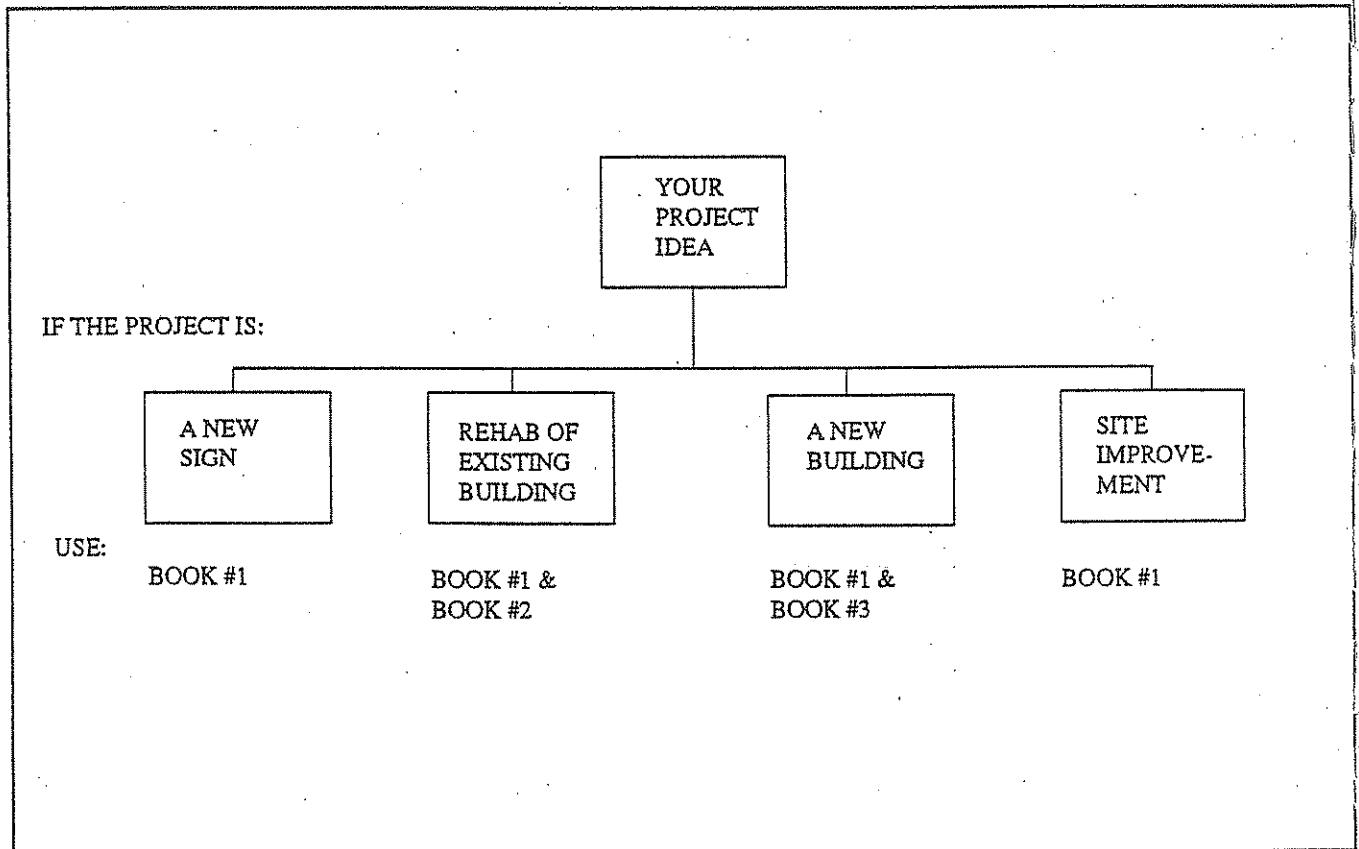
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This booklet contains specific guidelines for new buildings in the Biltmore Village Historic District, and should be used as a guide in all new construction projects that will be visible to the public. It also contains guidelines for major additions to existing structures.

In addition to this booklet, there are two other guidelines publications that should be consulted: Book 1 provides

general introduction and policies for the district as well as guidelines for site design and signs and should be used in addition to this book. The second booklet provides guidelines for rehabilitation of existing buildings. If your project includes rehabilitation of an existing building, you should also refer to Book 2.

### WHICH BOOKS APPLY:



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## CHAPTER 1: INTRODUCTION

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# CHAPTER 1: INTRODUCTION

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## SCOPE OF THE GUIDELINES

All exterior changes, including rehabilitation and new construction, are subject to design review in the Biltmore Village Historic District. This includes any work requiring a building permit as well as any exterior painting, sign alteration, landscape work, building illumination, or any minor maintenance and repair items that may change the physical character of the exterior of a building or portions of its site that are visible from a public way.

The Guidelines for Rehabilitation provide design principles for historic structures and also for buildings that are not designated as having historic value. (These are called "non-contributing buildings"). Professional surveyors determined the historic significance for each structure in a building-by-building analysis, and the results of this evaluation are on file with the Historic Resources Commission. You should refer to this information in determining which of the guidelines apply to your project.

## HOW THE GUIDELINES ARE ORGANIZED

The design guidelines are organized in 3 booklets:

BOOK ONE contains overview materials that apply to all construction in the district. This book includes a general explanation of the historic design concept for the village as it was envisioned by Olmsted, Hunt, Smith, and Vanderbilt as well as an explanation of the goals for preservation and development in the Village.

Some specific design guidelines found in Book One are:

- Site design guidelines
- Sign guidelines
- Color guidelines

BOOK TWO contains Guidelines for Rehabilitation of existing buildings. It is divided into sections that address specific design issues for a range of building types and styles that exist in the Village. The building types include:

- Individual Landmark Structures (most were designed by R. M. Hunt).
- Commercial-type buildings (found in the Village Core).
- Historic Cottages (most were designed by R. S. Smith).
- Auto-oriented commercial buildings (later additions to the village)



BOOK THREE contains Guidelines for New Construction and Additions. Compatibility with the surrounding context is a basic principle underlying these guidelines, and they include concepts that correspond to different sub-areas within the District that have distinct characteristics.

Separate chapters address:

- Reconstructing an historic building.
- Designing a new buildings in the historic style.
- Developing a "contemporary" design.

## THE GOAL FOR NEW DEVELOPMENT IN BILTMORE VILLAGE

The overall goal for new construction is to re-establish the historic character of the Village where it has been lost. Many historic buildings have been removed in later redevelopment, and the character of many sites now strongly deviates from the original plan. Several of these buildings, however, are in themselves transitory in nature, and are likely to be replaced in the future. When redeveloped, these sites can greatly influence the successful revitalization of the Biltmore Village image. For this reason, the guidelines for new development are vitally important.

## HOW TO DETERMINE WHICH GUIDELINES YOU SHOULD USE

You have THREE OPTIONS for your basic design approach:

### Option #1:

**RECONSTRUCT** missing historic buildings and site features of the Biltmore Village where feasible. This approach is preferred, because it will help to re-establish the Village character as originally planned. Extensive documentation exists for many buildings that were demolished, which can facilitate their reconstruction. In fact, drawings also exist for structures that were built and subsequently demolished, as well as for some that were never executed. The Historic Resources Commission maintains a catalog of the information that is known to exist. See Chapter 2, Guidelines 1 through 7.

**Option #2:**

**Develop a NEW DESIGN, BUT IN THE HISTORIC STYLES originally planned for the Village.**






This approach is encouraged, because it will help to strengthen the visual continuity of the Village and re-establish the original plan. This design approach draws upon the "vocabulary" of design elements used by Smith and Hunt while allowing more flexibility in the way these elements are combined. Consider this approach where reconstruction is not feasible. See Chapter 3, Guidelines 8 through 22.

**Option #3:**

**Develop a NEW DESIGN, IN A "CONTEMPORARY STYLE," but in a way that is compatible with the historic context.**

This approach may be viable where reconstruction of an original design or building in the historic style is not feasible. With the "compatible but contemporary" approach, basic characteristics, such as the scale, shape, and orientation of the new building must relate to those used historically. See Chapter 4, Guidelines 23 through 33.

If you are uncertain about what your basic design approach should be, read "Choosing an Approach" in Chapter 1 of Guide Book 1.

YOUR OPTIONS ARE:			
IF YOUR SITE IS:	Reconstruct an original design (1)	A new design, in the historic style (2)	A contemporary, compatible style (3)
A site that once had an historic structure			
A site that never had an historic structure			

(1) The exterior only need be reproduced.

(2) The design should be similar in type to that which was on the site, using the historic design vocabulary.

(3) The design should respect the "generic" building characteristics of that sub-area of the village.